

WARRANTY DEED
031570**Know all Men by these Presents,**NO TRANSFER
TAX PAID

That We, Clyde L. Wheeler and Eleanor S. Wheeler, of Rome,
in the County of Kennebec and State of Maine,
in consideration of one dollar and other valuable considerations,

paid by Clyde L. Wheeler, of Rome, in the County of Kennebec and
State of Maine,

whose mailing address is RR 2, Box 1425, Mt. Vernon, ME 04352

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said Clyde L. Wheeler, his

heirs and assigns forever,

A certain lot or parcel of land, together with the buildings and
improvements erected thereon, and located on Abbott Street,
so-called, in the City of Waterville, County of Kennebec, and
State of Maine, and bounded and described as follows, to wit:

Being Lot No. 10 as shown on a certain Plan of College
Avenue Heights, made by Green & Wilson in 1921, and recorded in
Kennebec County Registry of Deeds, in Plan Book 8 at Page 52.

This conveyance is made upon the following express
conditions: No building other than a private dwelling house for
not over two family occupancy, together with private garage,
shall be erected upon said premises, and that no part of any
building shall be placed nearer than twenty feet from the line of
the street. Provided, however, that steps, windows, porticoes
and other projections thereto are to be allowed on said reserved
space. Said dwelling house and garage shall cost not less than
three thousand dollars. The garage, unless built as part of the
house, shall be set back at least sixty feet from the line of the
street. No animals of any kind shall be kept on the premises
excepting, however, household pets.

Being all and the same premises conveyed by Rose M. Veilleux
to Noel Vigue by Warranty Deed dated July 11, 1977, and recorded
in Kennebec County Registry of Deeds, Book 2019, Page 311.

And being all and the same premises conveyed by Noel C.
Vigue to Clyde L. Wheeler and Eleanor S. Wheeler, by Warranty
Deed dated May 26, 1987, and recorded in Kennebec County Registry
of Deeds, Book 3158, Page 336.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Clyde L. Wheeler, his**

heirs and assigns, to **his** and their use and behoof forever.

And we do **renewant** with the said Grantee, **his** heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that we and our heirs shall and will **warrant and defend** the same to the said Grantee, **his** heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said **Clyde L. Wheeler and Eleanor S. Wheeler, husband and wife,**

and

~~husband/wife of the said~~

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand and seal this **ninth** day of the month of **November**, A.D. 19 **92**

Signed, Sealed and Delivered
in presence of

Beverly J. Pelletier
.....
D. L. H.
.....
.....
.....

Clyde L. Wheeler
.....
Eleanor S. Wheeler
.....
.....
.....

State of Maine, County of Kennebec

on: November 9, 19 92

Then personally appeared the above named **Clyde L. Wheeler and Eleanor S. Wheeler**

and acknowledged the foregoing instrument to be **their** free act and deed.

Before me,

Beverly J. Pelletier
.....
Notary Public
Attorney at Law

RECEIVED KENNEBEC SS.

Printed Name, **Beverly J. Pelletier**

1992 NOV 13 PM 2:08

ATTEST: *Norma B. Mann*
REGISTER OF DEEDS

SEAL